

SECTION 10 - FINAL PLATS AND CONSTRUCTION/INFRASTRUCTURE PLANS

10-1 Applicability

Any owner or proprietor of any tract of land located wholly or partially within the boundaries of Fauquier County seeking to subdivide the same shall submit a final plat of the proposed subdivision to the governing body or its designated agent for such purposes. Such final plats shall comply with the requirements set forth herein, unless different requirements are specifically set forth in Section 3 for such Subdivision. Any owner or proprietor of any tract of land who wishes to construct improvements in association with a subdivision that would meet the bonding requirements of Section 4-16 of this Ordinance shall submit construction/infrastructure plans and profiles of those improvements.

For those subdivisions of land occurring within the Mixed Use Bealeton and Planned Residential Development districts where a Code of Development was approved as part of the rezoning process, a Code of Development (COD) Site Plan as set forth in Section 12-800 of the Zoning Ordinance shall be approved in lieu of the construction/infrastructure plans and profiles required by this section. Upon approval of the COD Site Plan, such projects shall proceed to final plat submission and approval pursuant to this section.

10-2 Pre-Application Conference

Before preparing construction/infrastructure plans, the subdivider shall confer with the governing body's agent regarding the regulations contained in this Ordinance, the Comprehensive County Plan, the Zoning Ordinance and other applicable Ordinances. The purpose of such a conference is to assure that the applicant is made fully aware of all the requirements and interpretations of the existing Ordinances plus any amendments, which are pending at the time of plan preparation.

10-3 Application and Filing

A) Construction/Infrastructure Plans

An application for construction/infrastructure plans and profiles approval shall be submitted to the agent for distribution, accompanied by eighteen (18) sets of the plan, the required fee and the support materials required by this Ordinance and the rules of the agent. The subdivider shall submit the construction/infrastructure plans and profiles directly to the Fauquier County Water and Sanitation Authority under its submission requirements. Such applications and materials may be filed at any time after the approval of the preliminary plat of subdivision, approval of a Plan of Development, a division of commercial or industrial property pursuant to Section 3-2 of this Ordinance, or affordable housing development plan for applications qualifying as affordable housing developments under Section 4-200

of the Zoning Ordinance. The application shall be considered officially filed once accepted by the agent in accordance with Section 10-3 of this Ordinance.

B) Final Plat

An application for final plat approval shall be submitted to the agent accompanied by at least five (5) copies of the final plat, the required fee and all approved plans and support materials required by this Ordinance and the rules of the Agent. Such applications and materials may be filed at any time after the approval of the construction plans pursuant to Section 10-5 of this Ordinance, approval of a Code of Development Site Plan pursuant to Section 12-800 of the Zoning Ordinance, or approval of an affordable housing development plan for applications qualifying as affordable housing developments under Section 4-200 of the Zoning Ordinance. The application shall be considered officially filed once approved by the agent in accordance with Section 10-3 of this Ordinance. Except for affordable housing development plans, no final plat application shall be accepted for submission until all applicable review agency approvals have been received pursuant to Section 10-5 of this Ordinance.

10-4 Application Review

The agent shall have seven (7) working days to review the application, plat, plans and support materials in order to determine that the minimum submission and content requirements have been met. Once the application is reviewed, the applicant shall be notified in writing of the acceptance or rejection of the submission. If accepted, the submission shall be officially filed and the plats, plans and materials shall be distributed for review to appropriate agencies for review and comments. If rejected, the applicant will be notified in writing with a list of deficiencies.

10-5 Final Plat Requirements

The final plat shall be prepared by a land surveyor or professional engineer licensed by the State of Virginia to practice as such. The plat shall be prepared at a scale no greater than 1" to 100' unless approved by staff. The sheet size for recording purposes shall not exceed 18" x 24". Where multiple sheets are required, a composite plat at a scale of 1" to 300' unless agreed to by the applicant shall be submitted on a sheet not to exceed 24" by 36".

- A) The final plat shall show the following unless waived or modified by the Agent. The Agent may waive or modify any of these plat requirements upon request by the applicant and upon a finding by the Agent that the item waived is not needed for the specific application or that the modification serves the purpose of this Ordinance to at least an equivalent degree.
- 1) Title Page containing:

- a) Title under which the subdivision is proposed to be recorded. (Title must be the same as shown on preliminary plan.) Names proposed for subdivisions which are identical to or of such similar nature as to be confusing with the names of previously recorded subdivisions, towns, and unincorporated areas of the County shall be prohibited.
 - b) A certificate signed by the Land Surveyor stating the source of the title of the owner of the land subdivided and the place of record of the last instrument in the chain of title.
 - c) Name of the individual or firm who prepared the plat.
 - d) Date of the plat.
 - e) Scale of the plat.
 - f) Name or number of a section if the part of a larger tract.
 - g) A statement that "the subdivision of the land described herein is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees". The statement shall be signed by such persons and duly acknowledged before some officer authorized to take acknowledgements of deeds.
 - h) Signature panel for governing body four (4) inches by four (4) inches.
 - i) Vicinity map, with north arrow, at a scale of one to two thousand (1"=2000') showing the relationship of the proposed subdivision to the adjoining property. The map shall show all adjoining roads, its names and numbers, town/county boundaries, subdivisions, and other landmarks within a one mile radius of the subdivision.
- 2) The north point arrow. If true north is used, the method of determination must be shown. If magnetic north is used, the date of the reading must be shown. If plat north is shown, the deed book and page must be shown. The top of the sheet shall be approximately north.
 - 3) The boundary lines of the area being subdivided shall be determined by an accurate field survey with a traverse error of control not less than one in ten thousand feet. The boundary lines shall be computed based on the traverse and defined with bearings shown in degrees, minutes, and seconds to the nearest ten seconds and dimensions to be shown in feet to the nearest one hundredth of a foot.

- 4) All dimensions both linear and angular for locating lots, streets, alleys, public easements, and private easements; the linear dimensions shall be expressed in feet to the one hundredths of a foot, and all angular measurements shall be expressed by bearings or angles expressed to the nearest ten seconds. All curves shall be defined by their radius, central angle, tangent length, chord bearings, chord distances, and arc lengths. Such curve data shall be expressed by a curve table lettered on the face of the plat, each curve being tabulated and numbered to correspond with the respective numbered curve shown throughout the plat.
- 5) Lot numbers in numerical order and block identification.
- 6) Location and material of all permanent reference monuments pursuant to Section 7-14 of this Ordinance.
- 7) A definite bearing and distance tie shown where practical and reasonable between not less than two permanent monuments on the exterior boundary of the subdivision and further tie to existing street intersections where possibly and reasonably convenient.
- 8) Temporary cul-de-sac where needed. When one or more temporary turnarounds are shown, the following notation shall be included on the plat. The area on this plat designated as temporary turnaround shall be constructed and used as other streets in the subdivision until (street name) is/are extended to (street name) at which time the land in the temporary turnaround area shall revert to adjoining lot owners in accordance with specific provisions in their respective deeds. The planned extension of the street shall be clearly noted on the final plat as "FUTURE STREET EXTENSION." (Amended by the Board of Supervisors on July 12, 2012)
- 9) Horizontal grid ticks shall be provided every five (5) inches based upon the Virginia State Plane Coordinate System, 1983 adjustment if the site is within two (2) kilometers from a geodetic control monument that is accessible to the public. If the site is more than two (2) kilometers from such a monument, the coordinate values may be assumed, but the meridian must be related to true north.
- 10) Street names of all proposed streets. Names shall not duplicate existing or platted street names unless the new street is a continuation of an existing or platted street.
- 11) Total acreages of lots, common open space, streets, and total site acreage.
- 12) Notation " _____ is hereby dedicated for public use".

- 13) Private street notations as defined in Sections 7-305 and 7-306 of the Zoning Ordinance and Section 7-12 of this Ordinance, if applicable.
- 14) All existing and proposed easements and their widths.
- 15) Existing and proposed rights-of-way and widths.
- 16) Seal and signature of a Virginia Licensed Professional Engineer or land surveyor.
- 17) One hundred year FEMA Floodplain and Floodway boundaries in effect at the time of submission; or a floodplain study approved by FEMA, where required by County Ordinances or proposed land disturbing activities or a statement that the site contains no 100-year floodplain.
- 18) Location of any mapped dam break inundation zone required by Section 10.1-606.2 of the Code of Virginia.
- 19) If parcel(s) utilize individual sewage disposal systems, the Onsite Soil Evaluator (OSE)/Virginia Certified Professional Soil Scientist (CPSS) who prepared the plans and specifications for the individual sewage disposal system(s) shall seal, with both seals, and sign the certification block in accord with Section 17-6.3C of the Fauquier County Code, certifying that all information presented pertaining to the individual sewage disposal system(s) is correct and meets all Fauquier County and Virginia Department of Health (VDH) requirements. Where lots are created that require the use of alternative sewage disposal systems, as defined in Chapter 17, Article II, the final plat of any subdivision subject to such systems shall have boldly printed thereon the words **“ALTERNATIVE SEWAGE DISPOSAL SYSTEM REQUIRED”** and reference made to the lot numbers subject to this requirement.

***10-6 Construction/Infrastructure Plans and Additional Submission Requirements
(Amended by the Board of Supervisors on June 12, 2014.)***

Prior to the submission of the final plat and content requirements thereof, the following support data shall be required. Final approval of support materials for affordable housing development final plats shall be in accordance with procedures in Section 10-6 of this Ordinance.

A) Construction/Infrastructure Plans, Title Page, Profiles and Specifications.

Eighteen (18) copies of the plans for drainage, streets (including cross sections and profiles), water supply, sewage disposal, sedimentation and erosion control, BMP's, stormwater management, existing sewers, water mains, culverts and other underground structures within the tract showing all pipe sizes, invert elevations,

and grades and computations as may be required by the applicable ordinance shall be submitted with the final plat. At least one copy of the plans shall bear the signature of the agents of all review agencies on the appropriate title pages of the plans. The size of the construction plans shall not exceed 24" by 36". The plans shall bear the stamp and signature of the engineer or surveyor designing said plans on the title page and each page of the plans.

The requirements for the construction plan title page are as follows:

- 1) Not to exceed 24" by 36" in size.
- 2) Name and section of subdivision.
- 3) Sheet index of plans/pages.
- 4) Notes and conditions applicable to plans.
- 5) Name and address of owner and/or developer.
- 6) Name/address of engineering firm that prepared the plans.
- 7) Stamp and signature of engineer/surveyor who prepared the plans.
- 8) Present zoning and parcel identification number.
- 9) Vicinity map, with north arrow, at a scale of one to two thousand (1"=2000') showing the relationship of the proposed subdivision to the adjoining property. The map should show all adjoining roads, their names and numbers, town/county boundaries, and subdivisions, and other landmarks within a one mile radius of the subdivision.
- 10) Index of approved plans and date.

Agency	Date Approved
1) Fauquier County	_____
2) Fauquier County Health Department	_____
3) Fauquier County WSA	_____
4) Environmental Division	_____
5) County Review Engineer (SWM, BMP, Private Streets)	_____

- 6) County Soil Scientist _____
- 7) Town of Remington _____
- 8) Town of Warrenton _____
- 9) Virginia Department of Transportation _____

B) Final Construction Plans for subdivisions, resubdivisions or revisions, including the following minimum information as part of the final plans:

- 1) All construction plans shall be drawn to a scale of not greater than one (1) inch to one hundred (100) feet, unless agreed to by the agent.
- 2) North arrow, match lines, sheet numbers, and sheet index.
- 3) Date of plan.
- 4) Topographic map with a contour interval of not greater than 2 feet tied to U.S.G.S. datum.
- 5) Seal and signature (on each sheet) by a Virginia Licensed Professional Engineer or land surveyor.
- 6) Existing and proposed sanitary sewer, storm sewer and water, to include plan view and profiles.
- 7) If an individual sewage disposal system is proposed, the Onsite Soil Evaluator (OSE)/Virginia Certified Professional Soil Scientist (VPSS) who prepared the plans and specifications for the individual sewage disposal system(s) shall seal, with both seals, and sign the certification block in accord with Section 17-6.3B of the Fauquier County Code, the construction plan sheet that shows the individual sewage disposal system(s), indicating that all information pertaining to the individual sewage disposal system(s) is correct, proposed grading does not impact the drainfields, and all information required by VDH and Fauquier County regulations is provided. If substantial changes to the individual sewage disposal system(s) are required, the OSE/CPSS shall resubmit the Subdivision Approval application to VDH. The Health Department, in conjunction with the County Soil Scientist's Office, may require a level 2 review of the Subdivision Approval application to evaluate the changes to the individual sewage disposal system(s).
- 8) Projected traffic volumes, both existing and estimated, traffic splits, and method of determination. VDOT approved road classification.

- 9) Existing and proposed streets and names, alleys, travelways, parking bays, and sidewalks, including plan view, profiles, culverts, bridges and typical roadway sections.
 - 10) Storm drainage system plans including stormwater management as outlined in the Fauquier County Design Standards Manual. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.
 - 11) Soil and erosion control plans including stormwater management as outlined in the Fauquier County Design Standards Manual. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.
 - 12) Offsite drainage map from U.S.G.S. scale topographic maps showing location of property and all drainage divides that parcel is a part of.
 - 13) Existing and proposed easements and rights-of-way, including width, use and owner.
 - 14) Use of all abutting or contiguous parcels.
 - 15) Watercourses and their names.
 - 16) Existing and proposed buildings, and their uses and setbacks. For infrastructure plans, a representational building area may be identified if specific building information is not available.
 - 17) Where hydric soils have been identified by the soil report, the County, if it deems necessary, shall require evidence of all wetland permits required by law prior to authorizing grading or other on-site activities to begin.
 - 18) A copy of any of the following that apply: concept development plan, special exception plat, preliminary plat and/or plan of development.
 - 19) Location for signs, including signs identifying street name, speed limit, stop, no parking, etc., shall be shown in accordance with the current version of the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) regulations. (Amended by the Board of Supervisors on 7/12/12.)
- C) Calculations for drainage, stormwater management, BMP's, waterline flows, sewerage flows, or other areas where necessary for agency review of engineering methods, sealed and signed by a Virginia Licensed Professional Engineer or surveyor (with a 3-B license). These calculations may be included on pages of

the construction/infrastructure plans. Stormwater Management plans shall be prepared in accordance with the Fauquier County Design Standards Manual.

- D) Floodplain study as approved by FEMA where applicable. Where no FEMA floodplain is shown, calculations shall be performed to show generally the 100-year floodplain elevations and boundaries in defined drainageways.
- E) Approved hydrogeologic study when required.
- F) Final Soils Report and Map:

This report shall be prepared by a Virginia Certified Professional Soil Scientist. The Soil Scientist must have the education and/or experience to meet eligibility requirements as a CPSS (see Chapter 22 of Title 54.1 of the Code of Virginia). Credentials must be available to the County Soil Scientist upon request.

The scope and purpose of this report is site-specific in nature. The soil map should use the same scale and base map as the construction plan. It generally relies heavily on the Preliminary Soil Report, with additional field work to confirm the soil mapping, and additional detail allowable by a larger scale map and adjusts the soil lines, drainageway lines and any special symbols to match the base map. The soil map shall delineate soil mapping of similar soil/landscape conditions and shall provide use potentials. This information is available from the Interpretive Guide to the Soils of Fauquier County.

The final soil report shall include the following:

- 1) A brief description of the site terrain, bedrock geology and surficial materials.
- 2) A soil map, based on the preliminary soil report; superimposed over the development layout, and showing:
 - a) The general location and extent of soil mapping units for the tract and other soil/landscape features, including drainageways, stone symbols, gullies, rock outcrops, springs, and wet spots symbols.
 - b) A certification shall be placed on the map, signed by the Soil Scientist, and stating that "The field work verifying this soil map has been completed by a professional soil scientist as required in Section 10-6 of the Subdivision Ordinance of Fauquier County."
- 3) Descriptions of mapping units, including slope, drainage, landscape position, parent material, presence of perched or apparent water tables depth of bedrock, and range in characteristics for texture and color.

- 4) Narratives of mapping unit potential for proposed use.
- 5) General recommendations/conclusions, to include but not be limited to:
 - a) soil/rock problems and their extent for proposed uses.
 - b) suitability of soil materials for use as road fill and fill under slabs.
 - c) need for drainage (foundation/road under-drainage).
 - d) occurrence of high shrink-swell materials, if applicable.
 - e) topsoil and vegetative stabilization (lawns and shrubs).
 - f) soil suitability for on-site sewage disposal.
 - g) suitability for agricultural or forestal purposes, if applicable.
 - h) soil suitability for stormwater detention/infiltration/BMP's.
 - i) need for further geotechnical studies.
- 6) A signature block shall be placed on this plan for the CPSS to sign which states:

Preliminary soils information provided by Fauquier County Soil Scientist's Office via Type 1 Soil Map (scale 1" = 400') dated _____.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soils information onto the final plan (scale 1" = _____') and certifies that this is the best available soils information for lots 1 - ____.

Signed _____ Dated _____

OR

Preliminary soils information provided by _____, CPSS on _____ at a scale of _____.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soils information onto the final plan (scale 1" = _____') and certifies that this is the best available soils information for lots 1 - ____.

Signed _____ Dated _____

7) Home sites and Road Construction statements shall be placed on the same sheet as the final soils map. CPSS shall determine appropriate statements based on soil conditions identified in the final soil report. Typical Home Sites and Road Construction statements include, but are not limited to:

a) The County recommends that no below grade basements be constructed on soils with high water table due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer to assure a dry basement and preclude wet yards and recirculation of pumped or collected water. All exterior foundation drainage systems shall be designed to gravity daylight without assistance from mechanical means unless, in the opinion of the County's Review Engineer, the topography of the lot in relation to the overlot-grading plan precludes grading the site to drain the basement to daylight. All discharged water (mechanical or gravity) must be conveyed to the subdivision stormwater collection system and discharged through the stormwater management facilities. Drainage easements, where necessary, shall be placed on the final plat. A note shall be placed on the final plat stating that "Basements are not recommended in mapping units ____ and _____. Basements in these mapping units are subject to flooding due to high seasonal water tables. Sump systems may run continuously, leading to possible premature pump failure."

b) The following statement shall be included on final soils map and Erosion and Sediment Control Plan:

"PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL, IT SHALL BE AGREED THAT ALL DRAINFIELD AREAS ARE TO BE SURROUNDED BY SAFETY FENCING AND NO CONSTRUCTION TRAFFIC SHALL CROSS NOR SHALL LAND DISTURBANCE OCCUR IN THESE AREAS. THE FENCING OF THESE AREAS IS TO BE VERIFIED BY COUNTY STAFF BEFORE THE ISSUANCE OF THE LAND DISTURBING PERMIT."

c) Roads built on ____, ____ and _____ mapping units will need to be designed to overcome the low bearing capacity caused by the substratum of these soil types which are high in mica.

d) Due to the mica content of the soils in the ____, ____ and ____ mapping units, these soils are highly erosive. The erosion and sedimentation plans need to consider more filtration practices as compared to sedimentation. Special precaution will need to be addressed in stabilizing the cut-banks along the proposed road.

- e) The following statement needs to be placed on the final construction plan: “Foundations placed in soil mapping units that show a moderate, high, or very high shrink-swell potential in the most recent “Interpretive Guide to the Soils of Fauquier County, Virginia” will require a geotechnical evaluation in order to determine proper design.”
- f) Soil mapping units ____, ____ and ____ are usually shallow to bedrock. The following statement needs to be placed on the final construction plan: “The County recommends that before road or home construction begins in soil mapping units ____, ____ and ____ a site specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavation is done. Office of Emergency Services shall be contacted prior to blasting.”
- g) Areas of steep slopes should be avoided at all cost due to high erosion hazard. Proper erosion and sedimentation practices need to be installed before construction begins. Soil mapping units ____ and ____ should be left in their natural state.
- 8) This final soil map will be filed in the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
- 9) One copy of this final soil map with CPSS signature needs to be submitted to the Soil Scientist’s Office before the final construction plan will be approved.
- 10) The final signature sets will require original CPSS signature.
- G) Private restrictions and their period of existence.
- H) Bond estimate for all required public and private improvements including breakdowns.
- I) Fees in accordance with the Fee Schedule.
- J) Developer agreements with the Town of Warrenton, Town of Remington, Marshall Waterworks, or the Fauquier County Water and Sanitation Authority, where applicable.
- K) Homeowners Association Documents, including proof of the creation of the Association.
- L) Deed of Subdivision and/or Deed of Easement, if required.

- M) In cases where a construction/infrastructure plan is being processed without approval of a preliminary plat, all information required for preliminary plats pursuant to Section 9-5 of this Ordinance shall also be provided on the Construction plans.

10-7 Approving Authority Review and Approval of Final Plats and Construction/Infrastructure Plans

- A) The review agencies shall review construction/infrastructure plans and shall indicate approval or disapproval of all plans within sixty (60) days of the date the plat was officially filed. Review of final plans and supporting materials for affordable housing developments shall include, where necessary, a meeting, to be held no later than forty-five (45) days following the official filing date, with the applicant, Community Development staff and review agencies whose approval is required for supporting plans and materials to obtain the required approval or to discuss deficiencies that must be corrected prior to approval. Each resubmission by the applicant shall result in an additional forty-five (45) day review period. Upon notification from the agent that the plan is ready for signature, the subdivider shall submit at least five (5) sets of plans for approval.
- B) The Fauquier County Board of Supervisors delegates the authority of approval for final plats to the agent for subdivision administration. The agent shall review final plats and shall indicate approval or disapproval of all plats within sixty (60) days of the date the plat was officially filed. Review of final plats and supporting materials for affordable housing developments shall include, where necessary, a meeting, to be held no later than forty-five (45) days following the official filing date, with the applicant, Community Development staff and review agencies whose approval is required for supporting plans and materials to obtain the required approval or to discuss deficiencies that must be corrected prior to approval. Each resubmission by the applicant shall result in an additional forty-five (45) day review period. Upon notification from the agent that the final plat is ready for signature, the subdivider shall submit eight (8) sets of plats and an individual set of documents for approval.
- C) Approval of the final plat by the agent shall be void unless the approved plat is recorded within six (6) months after approval. Three (3) sets of all approved final plats shall be filed in the Office of the Circuit Court of Fauquier County. No such plat of any subdivision shall be recorded by the Clerk of said Court unless and until it has been approved by the agent for subdivision administration.

10-8 Final Plat Approvals and Conditions

The final plat shall not be approved for recordation unless the plat is in substantial compliance with the approved preliminary plan, or the approved Code of Development Site Plan, where required pursuant to Sections 9-1 and 10-1 of this Ordinance, and in full compliance with all applicable ordinances and regulations. An applicant who submits a

final plat for approval which is not in compliance with the approved preliminary plan or Code of Development Site Plan shall first submit and receive approval of a revised preliminary plan in accordance with the requirements of Section 9 of this Ordinance, or, where applicable, a revised Code of Development Site Plan, as set forth in Section 12-800 of the Zoning Ordinance.

The final plat shall not be approved for recordation until the subdivider has complied with the requirements and standards of design in accordance with this Ordinance and other applicable Ordinances and has provided a performance bond to cover the cost of necessary improvements in lieu of construction, to the satisfaction of the governing body or its agent if such authority has been so delegated. The standards set forth in Sections 3 through 8 of this Ordinance shall not apply to final plats being approved for subdivisions occurring pursuant to a Code of Development Site Plan where any specific requirement of the approved Code of Development or other rezoning proffer is in conflict with those standards. In addition, the Subdivision Agent shall have the authority to waive any standards or requirement set forth in Sections 2 through 8 of this Ordinance upon a finding that such standard or requirement is in clear conflict with the approved development and its intended design, as reflected in the approved Code of Development.

Approval of the final plat shall be shown by signature of the agent of the governing body.

10-9 Extensions

Upon written request by the applicant, the County may extend the recordation period beyond the original six (6) month limit. Such request shall be filed thirty (30) days prior to the expiration of the plat approval and shall state the justification for the extension. Decisions on extensions shall be based on efforts by the applicant to meet requirements for recordation and the applicant's development history in the County. In no case shall an extension be granted in excess of twelve (12) months beyond the initial six (6) month approval.

10-10 Non-Conformance

Any final plat of a proposed development deemed not in conformance with the additional performance standards in Section 9-13 by the Planning Commission, or the designated agent of the governing body, where applicable, shall not be approved.